

BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner: Christopher Griffin for Brackett Road Realty, LLC

Property: 245 Brackett Road, Tax Map 19, Lot 96
Property is in the Single Residence District

Application case: Cases #27-2021 and 27a-2021

Date of decision: July 7, 2021

Decision: The Board voted 5-0 to deny a variance from the following section of the Rye Zoning Ordinance:

- §190-6.1 (A) to build on a vacant non-conforming lot.

The above variance was denied because the lot was not a lot of record on the effective date of the Rye Zoning Ordinance (1953) but rather was created in 1956 and therefore is not a buildable lot under the Zoning Ordinance.

The Applicant withdrew his request for relief from Sections 3.1 (H) (2)(a) and (b) and his request for a special exception for the proposed driveway as such requests were moot given the non-buildable status of the lot.



Patricia Weathersby, Chairman

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see Article VII, Section 703 of the Town of Rye Zoning Ordinance. Any work commenced prior to the expiration of the 30 day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.